

48-129

7025P6283

NO TRANSFER  
TAX PAID

**QUITCLAIM DEED**

**With Covenant**

**026246**

**Know all Persons by these Presents,**

**That I, Sally L. Luther,** of Waterville, County of Kennebec, State of Maine,  
in consideration of one dollar and other valuable considerations,  
paid by **Marc H. Luther** of Morrill, County of Waldo, State of Maine,  
whose mailing address is 54 South Main Street, Morrill, Maine 04952,

the receipt whereof I do hereby acknowledge, do hereby **remise, release, bargain, sell and convey**, and forever **quitclaim** unto the said Marc H. Luther, his heirs and assigns forever, that certain lot or parcel of land, together with buildings and improvements thereon, situated in **Waterville**, County of Kennebec, State of Maine, and more particularly bounded and described in a deed from Bruce Dearborn to Sally L. Luther, dated January 6, 1993 and recorded in Kennebec County Registry of Deeds, Book 4320, Page 214, as follows:

"Beginning in the westerly line of West Street in said city at a granite monument eighty-five and one tenth (85.1) feet southerly from the intersection of the westerly line of West Street with the southerly line of Gilman Street, measuring in said westerly line; thence westerly at right angles with the westerly line of West Street, ninety-seven and five tenths (97.5) feet to a granite monument; thence southerly and parallel with the westerly line of West Street, seventy (70) feet to a granite monument; thence easterly at right angles with said westerly line of West Street, ninety-seven and five tenths (97.5) feet to a granite monument in said westerly line of West Street; thence northerly in said westerly line of West Street, seventy (70) feet to the point begun at, being lot numbered twenty-two (22) on a plan of Gilman Field, so-called, made for Waterville Land Company by John H. Burleigh, C. E., June 12, 1905. This conveyance is made upon the express condition that no building other than a private dwelling house, private stable and their appurtenances, (said dwelling house, when fully completed, including plumbing and heating apparatus, to cost not less than twenty-five hundred dollars (\$2,500.00) shall be erected upon the above premises, and that no part of any building, including piazza, porticos and bay windows, but not including door steps, shall be erected nearer to the westerly line of West Street than fifteen (15) feet."

It is meant and intended to describe and convey and there is herein conveyed the same premises conveyed in a deed from Bruce Dearborn to Sally L. Luther, dated January 6, 1993 and recorded in the Kennebec County Registry of Deeds, Book, 4320, Page 214.

The premises is subject to a mortgage of record to GMAC Mortgage Corp., which the Grantee herein assumes and agrees to pay.

**To have and to hold** the same, together with all the privileges and appurtenances thereunto belonging to the said Marc H. Luther, his heirs and assigns forever,

*See Woodward  
pg 404  
Bldg, Me 04915*

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And I do **covenant** with the said Grantee, his heirs and assigns, that I shall and will **Warrant and Defend** the premises to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under me.

16 In Witness Whereof, I, the said Sally L. Luther, have hereunto set my hand and seal this day of August, 2002.

Signed, Sealed and Delivered  
in presence of

Sally L. Luther  
Sally L. Luther

State of Maine  
County of Waldo

8-16, 2002

Then personally appeared the above named Sally L. Luther and acknowledged the foregoing instrument to be her free act and deed.

Before me,

[Signature]  
Notary Public  
Notary print name Lee Woodward  
My commission expires 1-1-07

LW/mrg  
RJ: Kennebec Cty-Luther to Luther

RECEIVED KENNEBEC SS.

2002 AUG 20 AM 9:00

ATTEST: [Signature]  
REGISTER OF DEEDS